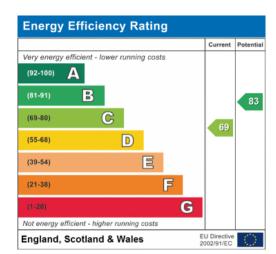




Total area: approx. 79.4 sq. metres (854.5 sq. feet)





Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



01689 822207 enquiries@kentonhomes.co.uk



Berens Road | Orpington | BR5

£415,000

- 2 double bedroom semi
- Through living/dining room
- Contemporary fitted kitchen
- Driveway

- Close to St. Mary Cray Station & amenities
- Conservatory
- South-facing, circa 100ft rear garden
- Mo onward chain

Kenton









Kenton is delighted to present this 2 double bedroom semi-detached house, situated less than a mile away from St. Mary Cray Station and also within close proximity to general amenities and popular schools. Internally, the property is presented in neutral decorative order throughout and comprises, to the ground floor; a through living/dining room, additional reception space in the form of a conservatory as well as a contemporary fitted kitchen. To the first floor, you will find two double bedrooms (one of which features built-in wardrobes) in addition to a bathroom and separate W.C. Externally, there is a south-facing rear garden measuring circa 100ft in length and featuring both patio and traditional lawn areas. Furthermore, to the front is a paved driveway facilitating off-street parking for multiple vehicles. As referenced, St. Mary Cray Station is easily-accessible and provides direct and frequent services into central London. The popular Nugent shopping park is also a short walk away, featuring a range of retailers. Orpington High Street and its array of; shops, restaurants, bars and leisure facilities is also a mere short drive or bus ride away. Three currently-rated Ofsted "Good" schools are also within a half mile radius, namely the popular Manor Oak Primary School and St. Mary Cray Primary Academy. NO ONWARD CHAIN.

£415,000



Berens Road | Orpington | BR5



Hallway

UPVC wood-effect front door with double glazed frosted maximum) window panels, double glazed window to side, staircase Double glazed window to rear, built-in wardrobes, to first floor with storage cupboard underneath, radiator, engineered wood flooring.

Living/Dining Room

21'5" x 12'5" maximum (6.52m x 3.79m

Double glazed window to front, double glazed sliding doors to Conservatory, feature fireplace, radiators, engineered wood flooring.

Conservatory

8'0" x 9'7" (2.45m x 2.93m) Double glazed UPVC door to side (leading to rear garden), double glazed windows, tiled flooring.

Kitchen

9'11" x 9'3" (3.01m x 2.81m)

Double glazed window to rear, UPBC double glazed frosted window to side, built-in understairs larder cupboard, work surfaces with splashback tiling, stainless steel sink unit, range of matching wall and base units and cupboards and drawers, integrated oven and grill with 4-ring gas hob and extractor hood over, integrated fridge freezer, integrated washing & drying machine, wall-mounted combination boiler (concealed in unit), tiled flooring.

Landing

Double glazed frosted window to side, access to loft, radiator, engineered wood flooring.

Bedroom 1

11'5" x 11'9" maximum (3.48m x 3.59m

Double glazed window to front, radiator, engineered wood flooring.

Bedroom 2

9'1" x 11'11" maximum (2.77m x 3.62m

radiator, engineered wood flooring.

Bathroom

6'2" x 5'10" (1.88m x 1.79m)

Double glazed frosted window to rear, tiled walls, panelled bath with shower extension over, wash hand basin, chrome heated towel rail, tiled flooring.

W.C

2'7" x 6'2" (0.80m x 1.89m)

Double glazed frosted window to front, tiled walls, low level W.C, radiator, tiled flooring.

Rear Garden

Approximately 100ft in length

South-facing with; patio area, traditional lawn area, mature trees and shrubs, original brick out-buildings, water tap, side access via gate.

Front

Driveway facilitating off-street parking for multiple vehicles, side access via gate.

Kenton









